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DEPARTMENT OF CITY PLANNING

100 LARKIN STREET - SAN FRANCISCO, CALIFORNIA

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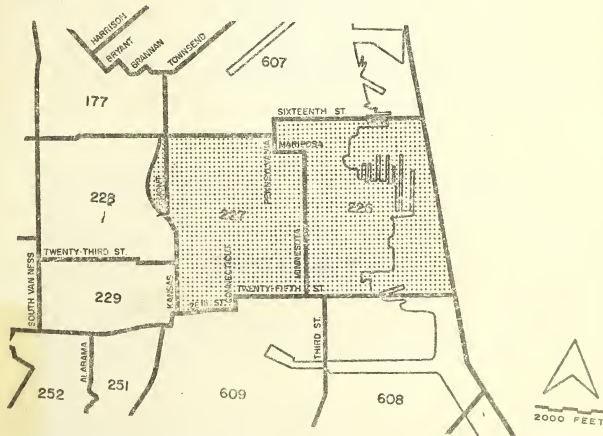
POTRERO HILL STATISTICAL PROFILE

Introduction

This statistical profile provides data helpful in identifying conditions and trends in the Potrero Hill community. The information contributes to an improved understanding of the area and may eventually be useful in formulating and justifying programs to address the area's needs. The data contained in the statistical profile is taken from the 1960 and 1970 Censuses published by the U.S. Bureau of the Census and the San Francisco Land Use Tabulations for 1970 prepared by the San Francisco Department of City Planning.

A. STUDY AREA

The Potrero Hill area boundaries mostly generally accepted are 17th Street on the north, the Bay on the east, Army Street on the south, and the James Lick Freeway (or sometimes Potrero Avenue) on the west. The steep topography, railroad tracks and Southern Freeway separate the lower Potrero Hill area, sometimes known as "Dog Patch", from the rest of Potrero Hill. Unfortunately the 1970 census tract boundaries do not coincide with these boundaries. For statistical purposes, therefore, it is reasonably appropriate to view the Potrero Hill community in terms of the two sub-areas, Census Tracts 226 and 227.



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B. THE POPULATION

Between 1960 and 1970, the population of Potrero Hill (Census Tract 226 and 227) decreased by 16% from 11,810 to 9,945. This trend was much greater than the City's decline of only 3.3%. The trend on Potrero Hill can be attributed largely to the out migration of grown children of families that resided there since 1960. Population under 19 years old had decreased by 30% or 1400 persons between 1960 and 1970. In addition, the large overall population decrease can be attributed to the removal of temporary public housing along Wisconsin and Carolina Streets in the 1960's.

1. Race

The population decrease recorded in Potrero Hill between 1960 and 1970 was largely due to a decrease in white population that followed the city-wide trend over the last two decades. The community has however remained a racially balanced community reflecting the City's racial composition. 44.6% or 4454 of Potrero Hill's total population was White in 1970, a decrease of 2143 from 1960. During the same period Black population in Potrero Hill grew slightly from 2395 to 3079, an increase of 6.4%. The Spanish-surname population had undergone a small decrease, from 1948 to 1961. Other non-whites experienced an increase, up from 3.1% in 1960 to 5.5% of the population in 1970.

Blacks are currently concentrated in the two major public housing projects, the Potrero Terrace and the Potrero Annex. Statistics from the San Francisco Housing Authority indicate that of the 578 families residing in the two public housing developments, 447 (78%) are Blacks, 23 (4%) are Spanish surnames, 50 (9%) Whites, and 54 (9%) are other non-whites.

In contrast with the hill area, the lower Potrero Hill community was 95% non-whites in 1970. 57.4% of the residents were Blacks, 25.4% with Spanish surnames, and 11.9% were other non-whites.

2. Age

Potrero Hill's population is generally younger, with proportionately more children than the rest of the City. In 1970, 3481 of the Hill's population were in the 0-18 year age bracket. This represents 35% of the Hill's population, one-third higher than the City's average. Like many parts of the City, the percentage of children in Potrero Hill under 19 years has decreased between 1960 and 1970. In contrast, only 8.1% of the Hill's population was 65 years and older, as compared with 13.9% for the City. Lower Potrero Hill also had a significant number of children. The 1970 Census data indicates that 37% or 194 of the residents were under 19 years old.

3. Household Types and Size

The Potrero Hill community has remained predominately a family neighborhood in spite of recent trends toward more childless households. In 1970, 65% or 2388 of the total households were families (defined as two or more persons who are related by blood, marriage, or adoption). The remaining 1300 households or 35% were individual or unrelated households. The average size of all households was 2.70 persons as compared with 2.34 for the City. The average household size in 1960 of 3.30 persons confirms the trend toward smaller and childless households.

4. Family Types and Size

A slight majority of the families in Potrero Hill had children under 18 years old as compared to 42% for the City in 1970. The family size in Census Tract 227 was identical to the City's average of 3.53 persons. However in the lower Potrero Hill area, the family size was much larger with 4.29 persons.

In 1970, 29.6% of all Potrero Hill families were headed by females, as compared to 16.6% for all San Francisco families. This higher percentage of female-headed families was largely due to the presence of public housing in the community.

5. Family Income

Of the 2388 families in Potrero Hill, 506 (21.2%) had income below poverty. (The poverty threshold for a non-farm family of four was \$3,743 in 1969. The poverty index takes into consideration such factors as family size, sex and age.) That was more than twice the percentage for San Francisco where only 9.9% of the families were below poverty. Lower Potrero Hill families with income below poverty constituted 37% of families there in 1970.

The median income for Potrero Hill was approximately \$3,000 as compared with the City's \$10,500 in 1970, based on 1969 dollars. As expected, the median income in lower Potrero Hill was lower; it was \$5,500.

6. Population Density

The population density of the Potrero Hill community in 1970 was 56 persons per residential acre. (Residential acre includes areas that are zoned for residential use.) This is 30% lower than the City's average, thus making this area suitable for families with young children.

7. Education

The education attainment of Potrero Hill residents is lower than that recorded for San Francisco residents. Comparison of the 1970 Census data indicates that 51.6% of persons age 25 and over in Potrero Hill are high school graduates as compared with 61.8% for the City. The education attainment disparity is nonexistent when comparison is made on the percentage of persons who have four or more years of college. Potrero Hill with 16.1% was almost identical with City average of 16.7%.

On the other hand, only 44.5% of the lower Potrero Hill residents 25 years or older were high school graduates in 1970. The disparity between lower Potrero Hill and other San Francisco residents becomes more noticeable when only 4.7% of lower Potrero Hill residents had four or more years of college education.

8. Transportation to Work

The physical isolation of Potrero Hill from major employment centers is reflected in the mode of transportation for the workers. The 1970 Census reveals that nearly two-thirds of the workers on the Hill drove or rode in automobiles to work while only 48% of San Francisco did so. Furthermore, Potrero Hill workers who walked (5.1%) or took transit (29.2%) to work were proportionately fewer than San Francisco workers with 11.1% and 35.2% respectively. The lower Potrero Hill community reported a high of 45.3% of its workers that took transit to work.

9. Automobile Availability

Automobile availability in Potrero Hill community is slightly higher than for the City. The high auto ownership ratio in the hill (67.2% vs. City 60.4%) appears to be attributed partly to travel need in this relatively isolated community.



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C. HOUSING

The 1960 - 1970 decade resulted in a net increase of housing units in the Potrero Hill community. An increase of 104 housing units or 2.8% brought the total to 3839 units in 1970. This net increase reflects 335 units built and 231 units demolished over the decade. The large number of housing units demolished was attributed to the removal of the temporary war housing on Wisconsin and Carolina Streets in the 1960's.

The Department of City Planning's annual housing inventory reports for 1971 to 1975 indicate that only 12 units of housing were added to Potrero Hill's total housing stock since 1970. They represented 22 new units in 9 structures and 10 demolished units in 4 structures. The net increase of 12 housing units represents only 0.3% increase in Potrero Hill's housing stock. The city, during the same period experienced a net increase of 6179 units or 2.0% of its housing stock.

Housing Type

The Potrero Hill community can generally be described by the family character of existing housing. 63% of the area's total housing units in 1970 are in single family or two-unit buildings, occupying 67% of the community's residentially used areas.

In 1970, the housing stock in Potrero Hill was slightly larger than that for the city as a whole. The average number of rooms per units in Potrero Hill is 4.3 as compared to 4.0 for the city. 43% of the dwelling units have 5 or more rooms, contributing to the family character of the neighborhood.

Tenure

According to the 1970 Census, the tenure ratio of Potrero Hill's housing stock was almost identical to San Francisco on a whole. 30% of the total units were owner-occupied, 64% were renter-occupied, and the remaining 4% were vacant. The lower Potrero Hill area had a lower percentage of owner-occupied units than the rest of Potrero Hill. Twenty percent of the units were owner-occupied, 71% were renter occupied, and the balance 9% were vacant.

Rent

In 1970, the median rent for housing in the city was \$135, while in Potrero Hill, the median was approximately \$115 (based on 1970 dollars). Units that rented at \$150 or more per month comprised some

38.4% of the city's housing stock, as compared with only 29.9% for Potrero Hill. In lower Potrero Hill, the median rent dropped sharply to \$89. Lower Potrero Hill provides suitable housing affordable for a significant number of low-to moderate-income households.

Overpayment

Federal documents often indicate that housing overpayment exists where the gross rent is more than 25% of the household's income. A high rate of overpayment existed for Potrero Hill (44.1%) as well as for the city (46.9%) in 1970. Of the 1048 Potrero Hill households earning less than \$5,000 in 1970, 72.1% paid more than 25% of their income toward rent.

Housing Overcrowding

With the decrease in population and a slight increase in housing units between 1960 and 1970, the amount of overcrowding in Potrero Hill (defined as averaging more than one person per room) had decreased from 17.1% in 1960 to 10.4% in 1970. Nevertheless, the overcrowding rate was still higher than the City's average of 8.1%. The seriousness of overcrowding was more evident in lower Potrero Hill where overcrowded units represented 17.3% of total units in 1970.

Housing Condition

On the average, housing in Potrero Hill appears to be in as good condition as the rest of the city. In 1970 only 2.1% of the housing units in Potrero Hill lacked some or all plumbing as compared with 7.7% for the city. Also, 2.1% of Potrero Hill's housing units lacked complete kitchens while 9.2% of the city's housing reported the deficiency. Approximately one-third of the housing units in Potrero Hill, as well as the city, were built after 1940.

It is impossible to assess exactly the current physical condition of the structures without interior inspections of all housing units. The average age of housing structures is approximately the same as the city's average. It is one indicator that suggests that Potrero Hill's housing is no worse than the city's average.

D. LAND USE

Land use activity in Potrero Hill can generally be characterized by housing in the upper hill area and industry in the lower flat areas. According to the "Land Use Tabulation for 1970", Census Tract 227, with 278 net acres (the net acre is equal to the gross area less street area) contains the major residential area of the Potrero Hill community. About two-thirds of the census tract or 175 acres are currently zoned for residential uses. Approximately 3.28 acres along 18th and 20th Streets are zoned for community business activities. The remaining 85 acres are zoned for industrial activities which primarily are concentrated in the northern and eastern portions of the census tract.

The "Land Use Tabulation for 1970" indicates a diversified use in Census Tract 227. 142 acres or 51% of the census tract contain housing. 5.36 acres contain commercial uses. Since only 3.28 acres of land is actually zoned commercial, approximately two acres of commercial activities are scattered throughout the residentially and industrially zoned areas. Approximately 38 acres are in industrial activities in addition to 25 acres in utility uses such as railroad tracks.

Of the 175.83 acres of land zoned for residential uses in 1970, approximately 14 acres were privately owned vacant land. In addition, there are almost seven acres of publicly-owned vacant land along Wisconsin and Carolina Streets. Most of this acreage has remained vacant since 1970.

The major zoning changes (presented to the City Planning Commission on May 20, 1976) are the reclassification of the R-3 districts to RH-2 districts in privately owned properties and to RA-2 and P districts in the publicly-owned residential areas. The reclassification would reduce the allowable housing density to reflect the prevailing pattern. The reclassification also includes new residential districts in areas previously zoned for industry.

In contrast, the 217.5 net acres in Census Tract 226 were totally zoned for industrial activities in 1970. Approximately 124 acres of the area were in industrial uses with 76 acres for utility activities. There were, and still are more than six acres of residential and mixed residential-commercial land uses. Tentative residential zoning districts have been proposed in the lower Potrero Hill area to protect the existing cluster of housing. Only 3.2 acres of all census tracts were classified as open and vacant in 1970.

POTRERO HILL STATISTICAL PROFILE

	C.T. 226		C.T. 227		Potrero Hill (C.T. 226 + 227)				San Francisco		1960-70	
	1970#	%	1970#	%	1960#	%	1970#	%	1970#	%	%change	%change
<u>POPULATION</u>												
TOTAL	531	100.0	9414	100.0	11810	100.0	9945	100.0	715674	100.0	-03.3	
RACE												
White	28	5.3	4426	47.0	6597	55.9	4454	44.8	409285	57.2	-26.0	
Spanish American	135	25.4	1726	18.3	1948	16.5	1861	18.7	101901	14.2	+97.5	
Black	305	57.4	2774	29.4	2895	24.5	3079	31.0	96078	13.4	+29.2	
Other	63	11.9	488	5.2	370	3.1	551	5.5	108410	15.2	+76.2	
AGE												
Children (0-18 years)	194	36.5	3233	34.3	4381	41.3	3427	34.5	170215	23.8	-10.5	
Young Adults (19-33)	138	26.0	2679	28.5	2549	21.6	2817	28.3	194557	27.2	+24.6	
Middle Age (34-64)	162	30.5	2738	29.1	3542	30.0	2900	29.2	121287	16.9	-16.4	
Elderly (65+)	37	7.0	764	8.1	838	7.1	801	8.1	99738	13.9	+6.5	
<u>HOUSEHOLD TYPES</u>												
Total Households	185	100.0	3498	100.0	3564	100.0	3683	100.0	295174	100.0	+1.1	
Family Households	105	56.8	2283	65.3	2887	81.0	2388	64.8	164436	55.7	-8.6	
Individual Households	80	43.2	1215	34.7	677	19.0	1300	35.2	130738	44.3	+16.7	
Average Household Size	2.87		2.67		3.30		2.70		2.34		-4.1	
<u>FAMILY TYPES</u>												
Total Families	105	100.0	2283	100.0	2887	100.0	2388	100.0	164436	100.0		
Families w/ Children under 18 years old	57	54.3	1230	53.2			1287	53.9	69670	42.4		
Families w/ Female Head	27	25.7	680	29.8			707	29.6	27264	16.6		
Mean Size of Families	4.29		3.53						3.53			
<u>FAMILY INCOMES</u>												
Median Income	\$5,550		\$8,330						\$10,503			
Families Below Poverty	59	50.9	435	25.7			494	38.0	40051	23.3		
					-8-							

POTRERO HILL STATISTICAL PROFILE (page two)

	<u>C.T. 226</u>		<u>C.T. 227</u>		<u>Potrero Hill (C.T. 226 + 227)</u>		<u>1960-70</u>		<u>San Francisco</u>	
	1970#	%	1970#	%	1960#	%	1970#	%	1970#	%
INDIVIDUAL HOUSEHOLD INCOME										
All Individual Households	80	100.0	1215	100.0	1300	100.0	130738	100.0		
Individual Households w/ Income below poverty	59	50.9	435	25.7	494	38.0	40051	23.3		
Median Income of Individual Households	\$1,889		\$4,720					\$4,283		
EDUCATION										
All persons age 25+	254	100.0	5156	100.0	5410	100.0	458831	100.0		
High School Graduates	113	44.5	2681	52.0	2794	51.6	310235	67.6		
4+ years of College	12	4.7	861	17.0	873	16.1	76655	16.7		
TRANSPORTATION TO WORK										
All Workers	212	100.0	3541	100.0	3753	100.0	318741	100.0		
Public Transit	96	45.3	1000	28.2	1096	29.2	112632	35.2		
Automobile	82	38.6	2296	64.8	2378	63.4	156124	49.0		
Walk	34	16.0	156	4.4	190	5.1	35443	11.1		
Other/ Not Reported	0	0.0	89	2.5	89	2.4	14542	4.6		
RESIDENTIAL MOBILITY										
All Occupied Units	169	100.0	3514	100.0	3683	100.0	295174	100.0		
Moved into Present Building:										
1968-March 1970	54	32.0	1270	36.1	1324	35.9	110674	37.5		
1960-1967	54	32.0	1099	31.3	1153	31.3	100705	34.1		
Before 1960	61	36.1	1145	32.6	1206	32.7	83795	28.4		
Households with Automobile Available	105	62.1	2370	67.4	2475	67.2	178358	60.4		

POTRERO HILL STATISTICAL PROFILE (page three)

	<u>C.T. 226</u>		<u>C.T. 227</u>		<u>Potrero Hill (C.T. 226 + 227)</u>				<u>San Francisco</u>		<u>1960-70</u>	
	1970#	%	1970#	%	1960#	%	1970#	%	1970#	%	%change	%change
<u>HOUSING</u>												
All Housing Units	189	100.0	3650	100.0	3735	100.0	3839	100.0	310383	100.0	-0.1	
In structures with:												
1 Unit	26	13.8	1439	39.4	1868	50.0	1465	38.2	102801	33.1	-6.7	
2 Units	58	30.7	911	25.0	899	24.1	969	25.2	40186	12.9	+5.8	
3-4 Units	43	22.8	425	11.6	388	10.4	468	12.2	32215	10.4	+0.2	
5+ Units	62	32.8	875	24.0	580	15.5	937	24.4	135181	43.6	+3.4	
<u>SIZE OF HOUSING UNITS</u>												
All Housing Units	203	100.0	3636	100.0			3839	100.0	310402	100.0		
With 5+ Rooms	74	36.5	1601	44.0			1675	43.6	125149	43.6		
Median Number of Rooms	4.0		4.3						4.0			
<u>TENURE</u>												
Owner-Occupied Units	41	20.2	1182	32.5	1376	36.8	1223	31.9	97316	31.4	-5.0	
Renter-Occupied Units	144	70.9	2316	63.7	2188	58.6	2410	64.1	198138	63.8	+4.4	
Vacant	18	8.9	138	3.8	171	4.6	156	4.0	15190	4.9	-18.1	
<u>RENT</u>												
Median Rent	\$84		\$108						\$135			
Specified Renter-Occupied Units	125	100.0	2315	100.0			2440	100.0	197417	100.0		
Units w/ Gross Rent of Less than \$100	72	57.6	815	35.2			887	36.4	48913	24.8		
Units w/ Gross Rent of \$150 or more	10	8.0	720	31.1			730	29.9	75801	38.4		
<u>GROSS RENT AS PERCENT OF HOUSEHOLD INCOME</u>												
Renter-Occupied Units w/ Rent over 25% of Income	125	100.0	2315	100.0			2440	100.0	197417	100.0		
Income w/ Income Below \$5,000	54	43.2	1021	44.1			1075	44.1	92684	46.9		
	33	26.4	723	31.2	-10-		756	31.0	61156	31.0		

POTRERO HILL STATISTICAL PROFILE (page four)

	<u>C.T. 226</u>		<u>C.T. 227</u>		<u>Potrero Hill (C.T. 226 + 227)</u>				<u>San Francisco</u>		1960-70 % change
	1970 #	%	1970 #	%	1960 #	%	1970 #	%	1970 #	%	
OVERCROWDING											
All Occupied Units	185	100.0	3498	100.0	3564	100.0	3683	100.0	295174	100.0	+1.1
By Number of Persons											
Per Room:											
1.00 or Less	153	82.7	3145	89.9	2953	82.9	3298	89.6	274386	93.0	+0.5
1.01 or More	32	17.3	353	10.1	611	17.1	385	10.4	20788	7.0	+9.1
HOUSING STRUCTURE BY YEAR											
STRUCTURE BUILT											
All Housing Units	203	100.0	3636	100.0			3839	100.0	310402	100.0	
1960-March 1970	0	0.0	335	9.2			335	8.7	29697	9.6	
1940-1959	10	4.9	933	25.7			943	24.6	72961	23.5	
1939 or earlier	179	88.2	2382	65.5			2561	66.7	207725	66.9	
Lacking Some or All	36	17.7	45	1.2			81	2.1	22791	7.7	
Plumbing											
Lacking Complete Kitchen	38	18.7	44	1.2			81	2.1	28617	9.2	

POTRERO HILL LAND USE AND ZONING - 1970

LAND USE

	<u>Census Tract 226</u>		<u>Census Tract 227</u>	
	Net Acres	Percent of Total Net Acres	Net Acres	Percent of Total Net Acres
TOTAL	217.51	100.0	277.92	100.0
Residential	3.84	1.8	142.06	51.1
Commercial	8.05	3.7	5.36	1.9
Industrial	123.97	57.0	38.85	14.0
Utility	75.15	35.0	25.16	9.1
Institutional	.26	0.1	2.27	0.8
Public	2.04	0.9	36.63	13.2
Vacant/Open	3.20	1.5	27.60	9.9

ZONING

	<u>Census Tract 226</u>			<u>Census Tract 227</u>		
	Net Acres	Percent of Total Net Acres	Acres Vacant	Net Acres	Percent of Total Net Acres	Acres Vacant
TOTAL	217.51	100.0	3.20	277.92	100.0	27.61
R-3	00	0.0	00	175.83	63.3	14.73
C-1	00	0.0	00	.42	0.2	.05
C-2	00	0.0	00	2.86	1.0	.03
C-M	00	0.0	00	.92	0.3	.06
M-1	00	0.0	00	48.60	17.5	3.67
M-2	217.51	100.0	3.20	35.35	12.7	9.07
P	00	0.0	00	13.95	5.0	00

